

HALSTEAD
REAL ESTATE

Summer 2020 Waterfront **Report**

Lower Fairfield County's Waterfront Communities

Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Long Island Sound Waterfront Single Family Houses



25 Butlers Island Road in Darien, located on a secluded peninsula in the Tokeneke section of Darien, is set on 1.2 acres, with 550 feet of direct Long Island Sound frontage, heated pool with waterfall spa, and dock. \$10,900,000. Web # 170278922.

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Summer 2020 Waterfront Report



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Long Island Waterfront Single Family Houses

Halstead's Summer Waterfront Report takes a look at Lower Fairfield County's most recent L.I. Sound waterfront sales data and trends.

Waterfront property has been in high demand in 2020, particularly when taking into account both sales and rentals. There were 20 L.I. Sound waterfront house sale closings this year through June 20th, highlighted by two that closed for over \$16 million, one in Greenwich and one in Fairfield. Meanwhile, there were 48 L.I. Sound waterfront rental house closings from March 1 to June 20th, many of them short term or summer rentals, up 85% as compared to the same time frame in 2019. The average sold price of the houses closed was \$4.3 million while the average rental closing price for a waterfront house between March 1st and June 20th was \$18,000 per month.

\$17.1 Million

The closing price of 54 Byram Drive in Greenwich in May (details below), the highest priced closing in Connecticut so far 2020. Listed by Halstead, the home is set on 3.96 acres and has 375 feet of direct Long Island Sound shoreline.



54 Byram Drive, a Halstead listing located in Greenwich's exclusive Belle Haven Association, sold in May for \$17.1 million. Along with its 375 feet of shoreline the property has an over-sized swimming pool and a contoured golf practice green with bunkers.

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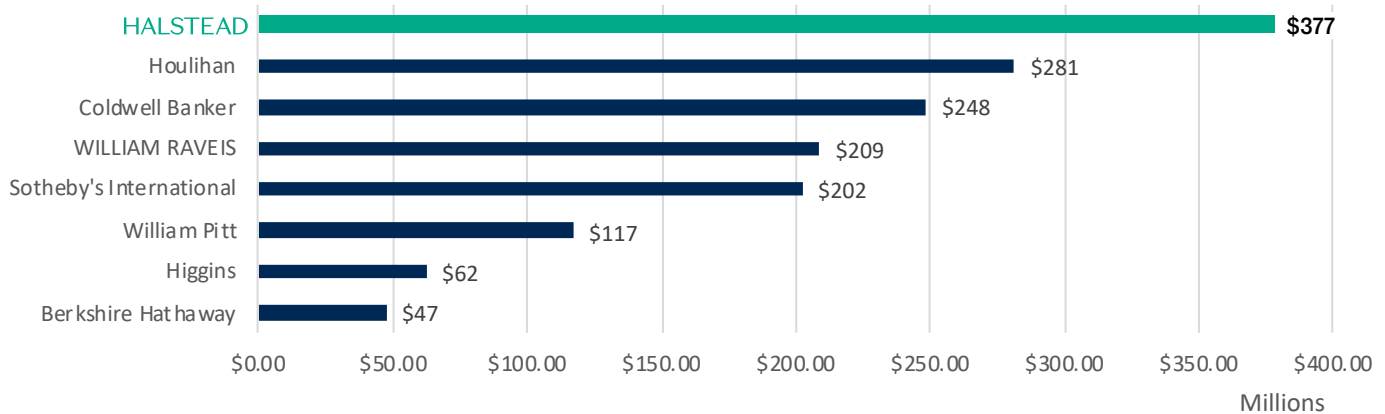


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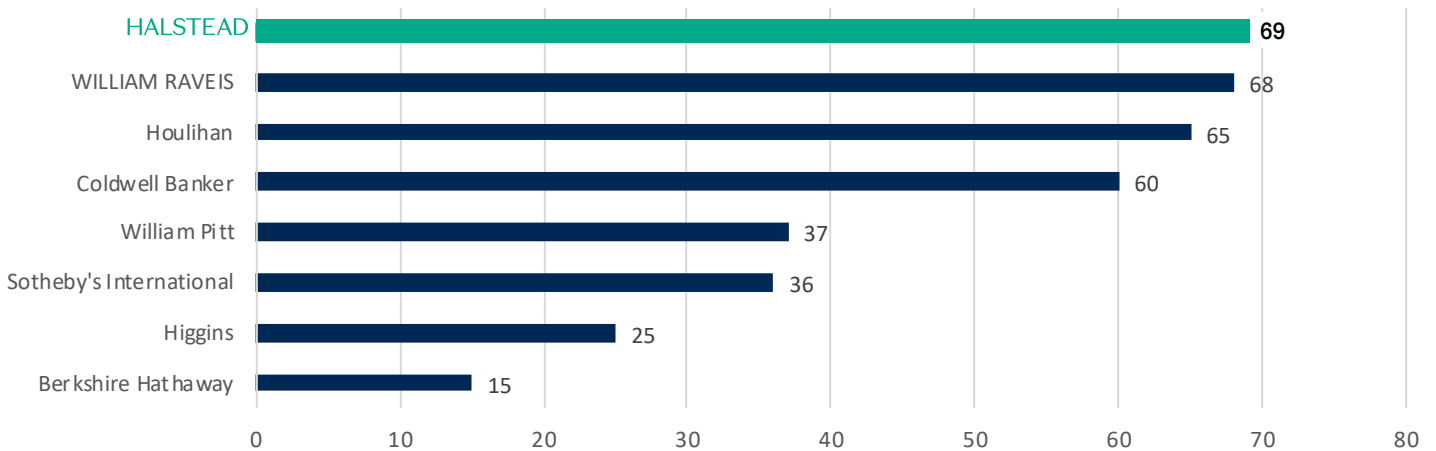
L.I. Sound Waterfront Single Family Houses

Halstead Is The Leader in Waterfront Real Estate in Southern Fairfield County**

Dollar Volume of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2020*



Number of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2020*



* 2020 Through June 20.

**Greenwich, Stamford, Darien, Norwalk and Westport.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

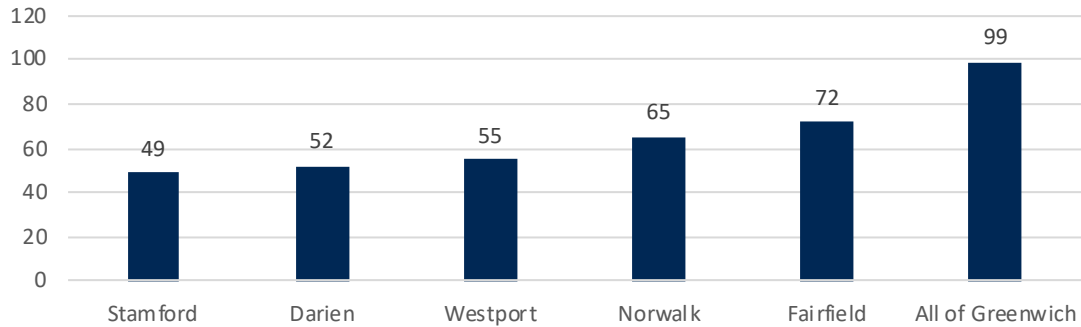
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Long Island Waterfront Single Family Houses

Houses: Number of Waterfront Closings: 2015-2020*



* 2020 Through June 20.



16 Marlow Court in Riverside (Greenwich) has 200' of direct waterfront frontage, an extra .15-acre island, and among its spaces to enjoy the beautiful scenery, a 3-season enclosed and screened-in gazebo. \$5,850,000. Web ID 170309055.

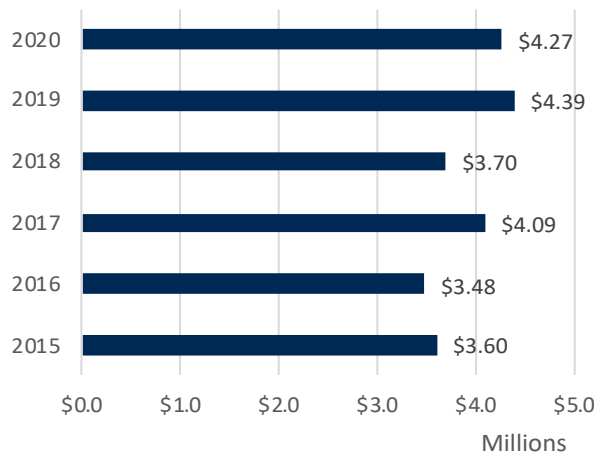
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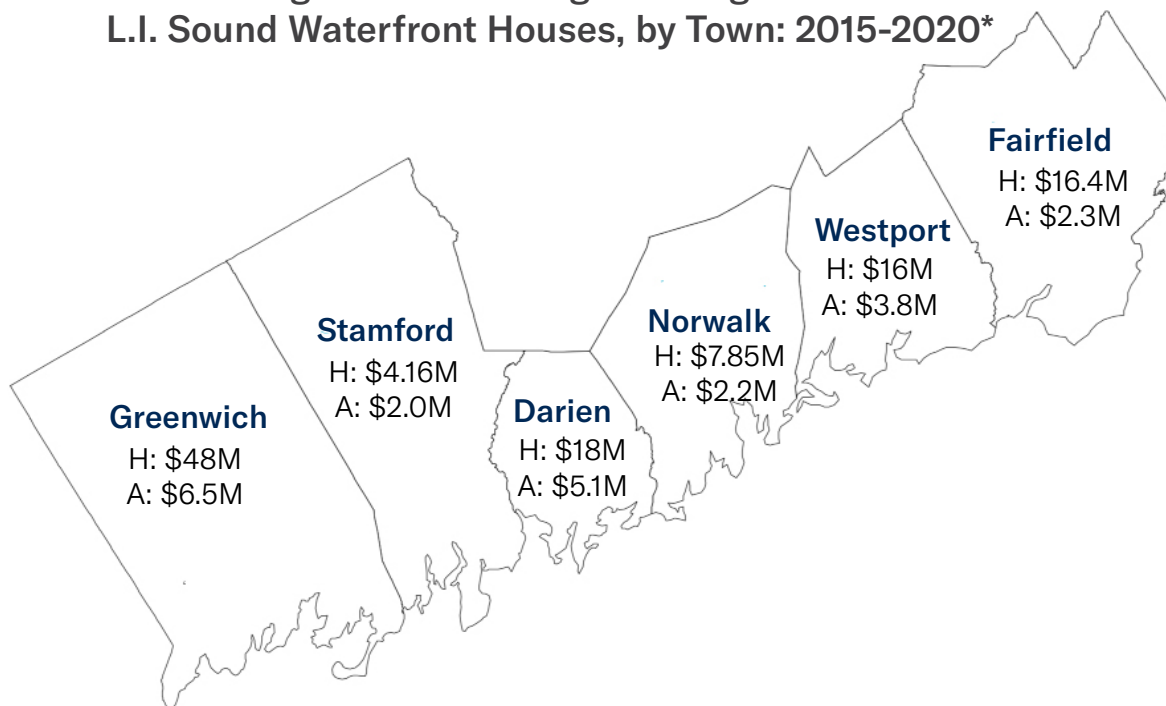
Long Island Waterfront Single Family Houses

Average Closing Price L.I. Sound Waterfront Houses, 2015-2020*



187 Shore Road, Old Greenwich. \$3,465,000.
Web # 170290028.

Highest and Average Closing Price L.I. Sound Waterfront Houses, by Town: 2015-2020*



H: Highest A: Average * 2020 Through June 20.

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Waterfront Single Family Houses

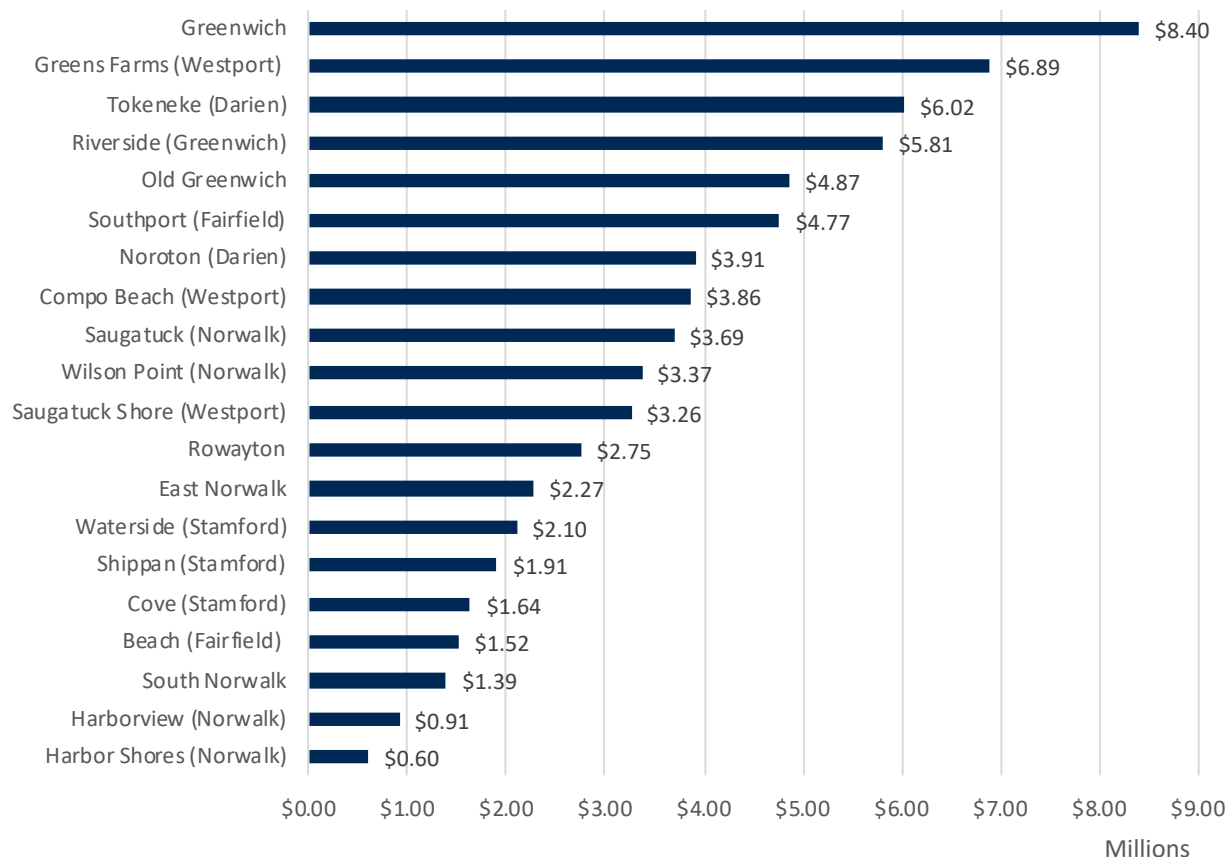


\$16.35M

The selling price in January for 340 Willow Street in Fairfield, the highest closing price for an MLS-listed home in the town of Fairfield in at least 20 years. The 15,000+ sq. ft. home is set on 5.56 acres with 350 feet of shoreline.

8 Pratt Island, Darien has a heated pool, private beach, and magnificent views throughout. \$6,999,000. Web # 170200737.

Average Closing Price of a L.I. Sound Waterfront House, by Neighborhood: 2015-2020*



* 2020 Through June 20.

The above chart is for neighborhoods with at least 3 closings during this time frame.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

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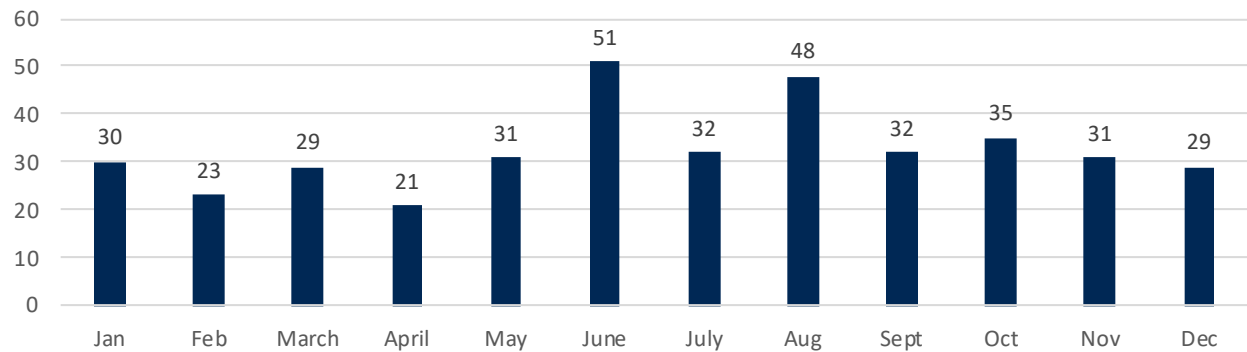
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Waterfront Single Family Houses

Busiest Time for Waterfront Closings?

Interest in waterfront property continues unabated throughout the year, as the chart below reveals. However, from 2015 to 2020, 198 of the 392 L.I. Sound waterfront house closings (51%) took place in the June to October time period.

Number of Lower Fairfield County L.I. Sound Waterfront House Closings by Month, 2015-2020*



* 2020 Through June 20.



9 Stony Point Road, Westport has a deep water dock, expansive decks, and spectacular views of the Saugatuck River and beyond. \$3,888,888. Web ID: 170156420.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

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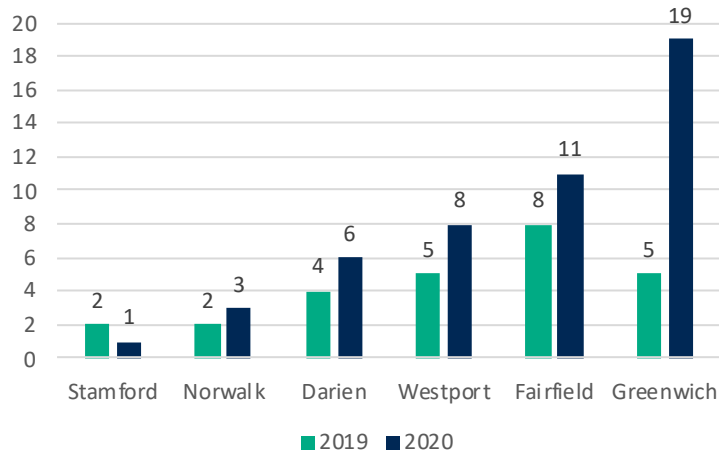
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Waterfront House Rentals

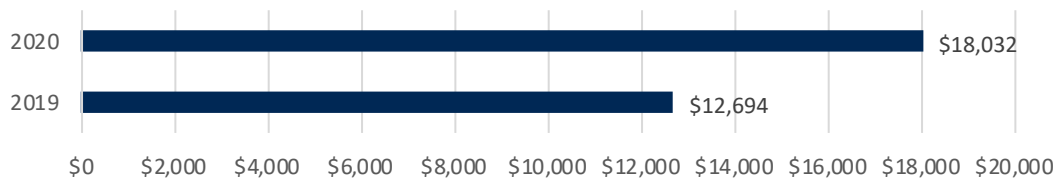
Number of L.I. Sound Waterfront Rental House Closings, March - June 20



9

The number of waterfront summer rentals on Fairfield Beach Road in Fairfield between March 1 and June 20th, slightly higher than 2019, when there were 6. Prices ranged from \$8,333 to \$20,000 per month, with an average closing price of \$14,000.

Average Rental Closing Price of Lower Fairfield County L.I. Sound Waterfront Rental Houses, March - June 20



29 Glen Avon Drive in Riverside (Greenwich) has 154 feet of waterfront frontage, dock, and wrap-around porch and stone patio overlooking the water. \$4,495,000. Web ID 170306961.



5 North Crossway in Old Greenwich, a HOBI-award winning waterfront home that features a dock, multiple waterside decks, and a floor plan designed to maximize water views. \$4,695,000. Web ID: 170248203.



18 Wallacks Drive in Stamford is a 6.2-acre waterfront compound that consists of 2 coastal homes, 5 cottages, sweeping lawns, a Gunite pool, a dock, and over 500 feet of private, sandy beaches. \$13,000,000. Web ID: 170302209.



8 Butlers Island Road in Darien has its own large, private beach and outside terraces overlooking the water. \$7,495,000. Web ID: 170184015.

88 Delafield Island Road in Darien, a Tuscan-style estate set on 1.42 acres, has sweeping lawns, 181 feet of direct waterfront, and magnificent views of Scott's Cove and the Long Island Sound. \$4,250,000. Web ID: 170286894.



Summer 2020 Waterfront



603 Steamboat Road, Unit #5, Greenwich, features stunning water views from all floors, waterside deck, and direct access to the Long Island Sound. \$2,450,000. Web ID: 170240995.

1 Runkenhage Road in Darien, a 3.25-acre waterfront estate with an expansive, level lawn leading to the water, a large fishing pier, dock, pool, pool house, and separate guest house. \$7,950,000. Web ID: 170163410.



6 Contentment Island Road in Darien, an eco-friendly home with geothermal heating and solar panels, heated pool, and dock. \$4,975,000. Web ID: 170265511.